



WASHINGTON STATE DEPARTMENT OF
Natural Resources
Peter Goldmark - Commissioner of Public Lands

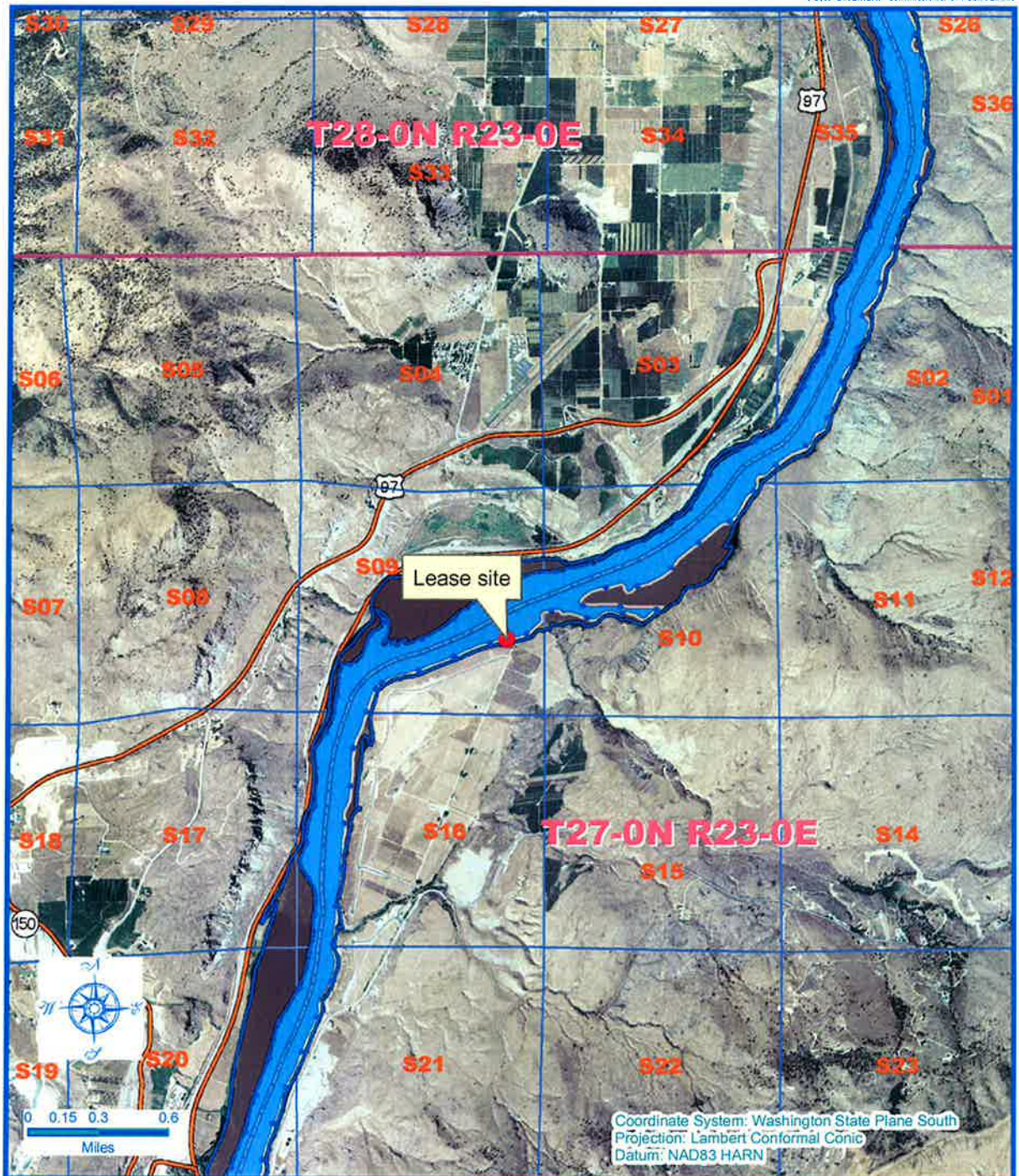
Application for Use of State-owned Aquatic Lands

Applicant Name: Beebe Ranch LLC
County: Douglas County
Water Body: Columbia River
Type of Authorization - Use: Lease – 40-Slip Community Dock
Authorization Number: 20-085096
Term: 12 years
Description: This agreement will allow the use of State-owned aquatic lands for the sole purpose of a 40-slip community dock. It is located on the Columbia River, in Douglas County, Washington.

BEEBE RANCH LLC
Authorization No. 20-085096
Use Authorization: 40 Slip Community Dock
Location: Columbia River in Douglas County



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Vicinity Map

Every attempt was made to use the most accurate and current geographic data available. However, due to multiple sources, scales, and the currency of the data used to develop this map Washington Department of Natural Resources cannot accept responsibility for errors and omissions in the data. Furthermore, this data is not survey grade information and cannot be substituted for an official survey. Therefore, there are no warranties that accompany this material.

Legal Description

Lat.47.84935 N, Long 119.94584 W
S9-T27N-R23E

Prepared By: Cindy Preston

Date: 10-21-09

STATE OF WASHINGTON
DEPARTMENT OF NATURAL RESOURCES
DOUG SUTHERLAND, Commissioner of Public Lands

APPLICATION FOR AUTHORIZATION TO USE STATE-OWNED AQUATIC LANDS

I. SUBMISSION OF APPLICATION

NO WORK CAN BE STARTED ON THE PROJECT AREA UNTIL A USE AUTHORIZATION HAS BEEN GRANTED BY THE DEPARTMENT OF NATURAL RESOURCES

Enclose a \$25.00 non-refundable application processing fee with the application (**this fee is not required for local, state, and other government agencies**). This application form will be reviewed by the Department of Natural Resources upon receipt at the address given below. Applicants will be notified in writing if the application will be accepted for further review. However, this application may be rejected at any time before signed execution of a use authorization.

APPLICATION MUST BE FILLED OUT IN BLUE OR BLACK PEN

Please send the completed application form to your region land manager at:

Department of Natural Resources
[Region/District Address]

II. APPLICANT INFORMATION

Date of Application: September 15, 2009

Authorization to be Issued To (how name is to appear in the lease document): Beebe Ranch LLC; James Geisz

Address: 619 N. Cascade Ave. Suite 200

City: Colorado Springs State: CO Zip Code: 80903
Telephone Number: (719) 633-1505 FAX Number: (719) 633-1568

Applicant's Representative: Larry Lehman; Grette Associates

Relationship to Applicant: Authorized Agent

Address: 151 S. Worthen St, Ste. 101

City: Wenatchee State: WA Zip Code: 98801
Telephone Number: (509) 663-6300 FAX Number: 509-664-1882

If Property will be used for business purposes, Applicants' Washington Department of Revenue Tax *Registration Number (Unified Business Identifier) is Required: 602 556 704

FOR OFFICIAL USE ONLY

Land Manager: Type: (20, 21, 22, 23, 31, 51)

Land Manager: ☒ New Application ☐ Renewal Application

Land Manager: Initials CP Aquatic Program Manager Initials

Support: Application Fee Received 9-25-09 Date

Land Records: New Application Number 20-085096

Land Records: Trust 15 County 09 AQR Plate No. SS09-016

Note 1

Which of the following applies to Applicant (Check One and Attach written authority to sign - bylaws, power of attorney, etc):

Corporation _____ (State of Registration): _____ Government Agency _____
General Partnership _____ Limited Partnership _____ (State of Registration): _____
Sole Proprietorship _____ Marital Community _____ (Spouse): _____
Other X (Please Explain): Limited Liability Corporation

Has the site use been authorized before or is it currently under lease: Yes _____ No X

III. LOCATION

The Body of Water on which the state property is located: The Columbia River

County in which the state property is located: Douglas County

Government Lot ~~Lot 1 Block 4~~ 8

A LEGAL PROPERTY SURVEY INCLUDING THE LEGAL DESCRIPTION AND OTHER INFORMATION ABOUT THE PROPERTY IS REQUIRED TO OBTAIN A USE AUTHORIZATION. THE SURVEY REQUIREMENTS ARE DESCRIBED IN SECTION VII, PROPERTY SURVEY OF THIS FORM. THE SURVEY PLAT WILL BE ATTACHED TO THE LEASE AS EXHIBIT A. (DO NOT HAVE THIS SURVEY CONDUCTED UNTIL YOU HAVE BEEN NOTIFIED IN WRITING THAT THE APPLICATION HAS BEEN ACCEPTED FOR PROCESSING.)

Section 9, Township 27N, Range 23E E/W

Physical description of Project Area (For example, Marsh, Tideflat adjacent to the Chehalis River, etc.): Agricultural and Residential Property adjacent to the Columbia River

Name of Owner(s) of Uplands, Shorelands, and/or Tidelands shoreward and adjacent to the Property:

Name: Loren and Mary Greenwalt

Address: 12805 NE 185th

City: Bothell State: WA Zip Code: 98922 Phone Number: _____

Name: Corral Creek LLC

Address: 538 Hyacinth Road

City: Chelan State: WA Zip Code: 98831 Phone Number: ()

County Parcel No(s). for adjacent properties, upland, and/or adjacent tideland properties: 45700400100

EXCEPT FOR PROPERTY LOCATED WITHIN ESTABLISHED HARBOR AREAS, PROOF OF OWNERSHIP, OR AUTHORIZATION TO USE THE ADJACENT TIDELAND, SHORELAND, OR UPLAND PROPERTY MAY BE REQUIRED. IF THE APPLICANT IS THE OWNER OF THE ADJACENT LAND, ATTACH A COPY OF THE DEED OR CONTRACT OF SALE.

IV. USE OF PROPERTY

1. Describe, in detail, the proposed use of the Property.

The applicant proposes to construct a 40 slip community dock and a community area with shoreline access on privately owned property along the Columbia River in Douglas County, WA (Sheets 1-13). The proposed location for the community dock and the community area is at the upriver end of the Beebe Ranch Subdivision. The Community area would include a paved trail to the dock, shoreline access, drop off/parking area, restroom, and a dock cart storage area (Sheet 4). (Sheets 1-13). The community dock would provide a total of 40 slips and would increase overwater coverage by approximately 5,935 sq ft. The fixed pier (5 ft wide by 64 ft long) would be anchored to a concrete abutment located approximately 16 ft landward of the Ordinary High Water Mark (OHWM) and approximately 8 ft above the OHWM. The

waterward end of the fixed pier would be anchored to two (2) 10 3/4 inch diameter steel pipe piles, located approximately 48 ft waterward of the OHWM. The gangway would be 4 ft wide by 80 ft long and would be anchored to the landward end of the fixed pier and the waterward end would rest on a small 10 ft wide by 14 ft long float (Sheets 5 and 6). The fixed pier and the gangway would be aluminum with handrails and fully grated with molded fiberglass grating that is greater than 60 percent open (light gray in color; Sheet 7). This small float would be anchored with one (1) 12 3/4 inch steel pipe pile with anti perching pile caps. The landward end of the float would be located approximately 110 ft waterward of the OHWM at a water depth of 14 ft below the OHWM. This small float would be connected the headwalk. The headwalk (8 ft wide and 180 ft long) would be positioned parallel to the shoreline approximately 130 ft from the OHWM at a water depth of at least 21 ft below OHWM at the landward edge (Sheet 6). The headwalk would be floating and anchored with a total of five (5) 12 3/4 inch diameter steel pipe piles with anti perching pile caps. Decking on the headwalk would consist entirely of molded fiberglass grating that with greater than 60 percent open and light gray in color (Sheet 8). Floatation would be provided by foam-filled polyethylene floatation tubs (approximately 3 ft wide) along both sides of the float. No floatation tubs would be positioned in the middle of the float (approximately 2 ft). A total of three (3) mainwalks would be attached to the headwalk and would extend perpendicular from the headwalk. The mainwalks would be 6 ft wide by 122 ft long mainwalks (Sheets 5 and 9) at a spacing of 86 ft. The headwalks would extend approximately 255 ft from the OHWM (Sheets 5 and 6). Floatation for the mainwalks would be provided by foam-filled polyethylene floatation tubs (approximately 2 ft wide) along both sides of the float (Sheet 9). No floatation tubs would be positioned in the middle of the float (approximately 2 ft). A total of twenty (20) fingerpiers would be installed extending perpendicular from the mainwalks at a spacing of 24 ft. Of the twenty (20) fingerpiers, sixteen (16) would be 3 ft wide and 20 ft long. The remaining four (4) fingerpiers would be 6 ft wide and 20 ft long. The 6 ft wide fingerpiers would be constructed identical to the mainwalks (Sheets 5 and 9). Floatation for the 3 ft wide fingerpiers would be provided by foam-filled polyethylene floatation tubs (approximately 3 ft wide; Sheet 9). Decking on the mainwalks and fingerpiers would consist entirely of molded fiberglass grating that greater than 60 percent open and light gray in color. All of the floats (headwalk, mainwalk, and fingerpier) would be framed with untreated Alaska yellow or Port Orford cedar (natural color) and will include 2 inch by 8 inch cedar rub strip. The floats would be constructed offsite and delivered by barge.

The mainwalks and fingerpiers would be anchored with a total of nineteen (19) steel pipe piles (Sheet 5). Due to the water depths, two different size piles would be required to ensure that the dock will be stable. A total of four (4) 12 3/4 inch diameter piles will be installed at the landward end of the mainwalks (above elevation 670 ft) and fifteen (15) 14 inch diameter piles will be installed below 670 ft elevation. All of the pile for the project would be installed using a barge mounted impact hammer. Conservation measures that would be implemented because of the size of pile being driven include a 6 inch block of wood would be placed between the top of the pile and the hammer and a bubble curtain.

2. Is or will the Property be subleased to another party? Yes ☒ No ☐ (If yes, submit a copy of the sublease agreement.)
3. What are the current and past uses of the site? The current use of the property is community waterfront for the Beebe Ranch Subdivision. In the past, this has been orchard and agricultural property.
4. Do you have any knowledge of contamination of the site by toxic or hazardous substances, or of past uses or practices that might have lead to contamination by such substances? If so, please explain: No
5. Do you know if any fill material has been placed on the property in question? If yes, please explain: No

PHYSICAL IMPROVEMENTS ARE STRUCTURES PLACED ON THE LAND THAT CANNOT BE REMOVED WITHOUT DAMAGE TO THE LAND. EXAMPLES OF SUCH STRUCTURES INCLUDE PILINGS, DOLPHINS, PIERS, WHARVES, PILING-SUPPORTED BUILDINGS, STRUCTURES BUILT ON FILL OR CONCRETE FOUNDATIONS, BURIED PIPELINES AND CABLES, AND SUPPORT STRUCTURES FOR BRIDGES.

V. IMPROVEMENTS

1. What physical improvements currently exist on the site? (Photos may be required.) None
2. If there are physical improvements currently on the site, who owns them? _____
3. If there are physical improvements currently on the site, describe their condition: _____
4. Which, if any, of the existing physical improvements will be removed, remodeled, or reconstructed? _____
5. Describe any physical improvements that the applicant is proposing to construct on the site: One permanent community dock.
6. Has any fill material been placed on the site? If Yes, please describe: No.

VI. LOCAL, STATE, AND FEDERAL REGULATORY PERMITS

COPIES OF ALL GOVERNMENT REGULATORY PERMITS ARE REQUIRED BEFORE ISSUANCE OF A DNR USE AUTHORIZATION. YOUR PROJECT MAY REQUIRE SOME OR ALL OF THESE PERMITS.

Please include the following permit applications, permits, or waivers with the application:

JARPA (Joint Aquatic Resource Permit Application)

This one form is used to apply for all of the following individual permits:

1. Section 10 Permit (Required by the US Army Corps of Engineers for any work in or affecting navigable waters, e.g., floats, docks, piers, dredging, pilings, bridges, overhead power lines.)
2. Shoreline Substantial Development, Conditional Use, Variance Permit or Exemption (Issued by Local Government, and is required for work or activity in the 100 year floodplain, or within 200 feet of the Ordinary High Water mark of certain waters; and which included any one of the following: dumping, drilling, dredging, filing, placement or alteration of structures or any activity which substantially interferes with normal public use of the waters.)
3. Hydraulic Project Approval (Required by the Department of Fish and Wildlife if the project includes work that will use, divert, obstruct, or change the natural flow or bed of any fresh or salt water of the state.)
4. Section 404 Permit (Required by the US Army Corps of Engineers if your project will discharge or excavate any dredged or fill material waterward of the Ordinary High Water mark or the Mean Higher High Tide Line in tidal areas.)
5. Section 401 Water Quality Certification (Required by the Department of Ecology if a Section 404 permit is required.)

NPDES (National Pollutant Discharge Elimination System Permit)

Required by the Department of Ecology under delegated authority from the Federal Environmental Protection Agency for projects that include the discharge of fluid on or into surface water.

SEPA (State Environmental Policy Act) Checklist and Environmental Assessments

When you submit a permit application to any agency, if the project is not exempt, the lead agency will ask you to fill out an environmental checklist. Based on checklist answers and the reviewer's knowledge of the project site, agency personnel will determine the types of impacts the project may have on the environment. The agency assessments may be the following forms: Determination of Nonsignificance, Determination of Significance, scoping documents, draft or final Environmental Impact Statements (EIS) or others prepared for the purpose of compliance.

Describe any habitat mitigation required by any of the permitting agencies identified above and identify where such mitigation is proposed to occur: **To avoid and minimize impacts, the pier and gangway would be surfaced entirely of grated material. The structure dimensions and pile size have been minimized (as allowed by engineering considerations), and pollution and erosion control measures would be implemented. The impacts to the wetland/riparian buffer at the community area and for the South Beach access trail would be mitigated pursuant to the Section 19.18 of the Douglas County Code and the conditions outlined as part of the Beebe Ranch Development. Note 12 of the Beebe Ranch Development states that any disturbance to the wetland/riparian buffer would be mitigated at a 2:1 ratio. The buffer width for the community area is 75 ft from the landward edge of the existing riparian vegetation. Mitigation for the proposed community area would be required for permanent disturbance of the buffer (approximately 8,236 sq ft; 0.19acre), which entails the installation of the access trail, grass area, and the dock abutment. Mitigation for the disturbance would be accomplished by the planting of native riparian and shrub steppe species within a portion of the community area and at the dock mitigation area. Existing vegetation within the buffer at the community area consists of a narrow band of alder along the river, a small area of rose along the irrigation overflow drainage, and upland grasses and weeds typically found in orchards (cheat grass, tumbled mustard, etc) covering the remainder of the site. Approximately 0.21acre (~9,159 sq ft) of the buffer within the community area would be replanted with native riparian and shrub steppe species and hydroseeded with an appropriate native grass mixture (See Sheet 10 for the species, spacing/density, and location). As part of the planting plan, a double net coconut blanket would be placed on all 2H:1V slopes at the community area to decrease erosion. This would account for more than half of the required mitigation and the remainder of the mitigation for the buffer would increase the size of the mitigation area for the dock, downstream of the community area. Mitigation for the buffer would entail widening the dock mitigation area landward over the length of the planting area, which would increase the planting area for the dock by ~7,335 sq ft. Riparian trees and shrubs would be planted within the buffer mitigation area (See Sheet 13 for the number of species and spacing). This community area will provide a gently sloped access point for the Beebe Ranch development and focus the use of the riparian area. Additionally, the mitigation (native vegetation planting) provided at the community area and the dock mitigation site will increase the number and diversity of native vegetation within the buffer and will increase the functions and value of the buffer over the existing conditions at the site.**

**STATE OF WASHINGTON DEPARTMENT OF NATURAL RESOURCES
REQUIREMENTS FOR RECORDS OF SURVEY FOR LEASES AND EASEMENTS**

Records of Survey are required for easements and leases granted by the department for:

- County roads
- Highways
- Easements across high value lands
- Easements across transition lands
- Utilities
- Upland leases
- Communication sites
- Other grants as determined by the department based upon site specific considerations
- Drainage or irrigation easements
- Railroads
- Aquatic land uses: exemptions are provided for recreational docks and mooring buoys per RCW 79.105.430 and for those permits issued as a Right of Entry

The applicant is responsible for:

- All costs and work associated with creating, submitting, revising and recording the Record of Survey
- Submitting a preliminary Record of Survey for review and approval by the department prior to approval of the agreement.
- Recording the final Record of Survey with the county auditor's office.
- Submitting a digital copy in AutoCAD.DWG or DXF (drawing exchange format) of the final survey.
- Submitting two full size copies and one 8 ½ X 11" copy and of the recorded survey including the auditor's recording information to the department.

A Record of Survey must:

1. **Be produced by a licensed surveyor.**
2. **Meet the requirements of Title 58 RCW and Chapter 332-130 WAC.**
3. Include the name of the applicant, the purpose of the easement or lease and the DNR easement or lease number.
4. Clearly show easement or lease boundaries with distances and directions of all boundary lines.
5. Show the easement or lease area to an accuracy of (\pm) 0.5% of the total area or (\pm) 10 square feet, whichever is greater.
6. **(Not required for aquatic lands lease across the bed of Puget Sound or the Pacific Ocean)** Indicate the acreage encompassed by the lease or easement within each quarter-quarter section or government lot.
7. Show distances and directions from two or more controlling corners of a recorded subdivision, recorded survey or government survey (GLO) corners.
8. Be related by meridian and coordinate to the Washington Coordinate System NAD'83(1991) by closed ties to NGS Control monuments, or the extension thereof. The designation of the control stations used shall appear on the plat.
9. Include a narrative legal description describing the servient estate (grantor's parcel) on the Record of Survey.
10. Show a detailed plan of improvements to be constructed or already existing on the easement or lease area. All improvements must be shown in sufficient detail to determine what they are used for and to ensure they are entirely within the easement area.
11. Show the location of any proposed utility.
12. **(linear lease or easement)** Show the lineal footage along the centerline.
13. **(linear lease or easement)** Show the complete alignment information and width including any necessary curve data.
14. **(Easements or leases crossing a section line or state ownership boundary, not required for aquatic lands lease across the bed of Puget Sound or the Pacific Ocean)** Provide ties to the centerline of an easement along the section or subdivision line from the nearest appropriate Public Land Survey System (PLSS) section corner, quarter section or subdivision corner, where the easement enters and leaves the section or state ownership.
15. **(Easements or leases falling entirely within one section and not crossing a section line or state ownership boundary)** Provide ties from both end points of the linear easement to PLSS corners or other subdivision corners shall be provided.
16. **(A lease which encroaches on a previously leased site)** Show the boundary for the senior lease in the vicinity of the proposed lease shall also be shown, together with ties between the two leases sufficient to determine the full extent of the encroachments.

Additional Requirements for Communication Site Leases

17. Show ties to the corners of previously monumented communication sites adjacent to, or in the immediate vicinity of the proposed

- communication site.
18. Show access to the site.
 19. Mark the corners of the communication site, as described and granted, with substantial permanent magnetically locatable monuments. The monuments shall be in place and obviously marked on the ground after the construction of installations and improvements.
 20. Show the center of any communication site tower by Washington Plane Coordinates, NAD83 (1991), or latitude and longitude having an accuracy of and showing 3 decimals of a second.
 21. On all communication sites where towers or beam paths are shown, an elevation is required at the base of the tower.
 22. Show the tower height, and the height of the antenna or microwave dish and any beam path used shall have the diameter and tilt thereof shown.
 23. The elevation shall be derived from an established benchmark in the vicinity of the site, or an elevation designated by the Department of Natural Resources.

Additional Requirements for Aquatic Land Uses

24. The lease of aquatic lands is often subject to preference rights. Applicants and surveyors should carefully determine the direction, and show details of the proration of coves and irregular shoreline.
25. **(lease sites which contain existing or proposed structures and improvements that are classified as a non water-dependent or a water oriented use as described within RCW 79.105.060 and WAC 332-30-106)** Provide the square footage of each structure and improvement.

Additional Requirements for Aquatic Land Uses (cont.):

26. Where applicable, the survey of aquatic lands must show the location of the following lines for:
 - a. Tidal areas –Government meander line, the original and current locations of line of mean high tide, line of mean low tide, and line of extreme low tide. The survey must include the name of tidal bench mark(s) used or describe the alternate method employed for determining a Tidal Datum. **Lease areas which contain tidelands and bedlands** at a minimum must show the location of the line of extreme low tide crossing the lease area. **Lease areas containing bedlands exclusively** may be required to show the relationship to the line of extreme low tide and the -18 foot contour line only.
 - b. Lakes –Government meander line, line of ordinary high water (original ordinary high water if the lake has experienced artificial raising or lowering of the water level), and line of ordinary low water (include source of data) and line of navigability if established.
 - c. Rivers - Line of ordinary high water and line of ordinary low water (include source of data) and line of navigability if established.
 - d. Lots and blocks of platted tide lands or shore lands, inner and outer harbor lines, waterway lines, street boundaries, any local construction limit lines, any dredge or fill areas, and easements of record within the lease site.
 - e. All lines must be shown in sufficient detail to compute and show the area of each area of State-owned bedlands, tidelands, shore lands, harbor area, or waterways included within the proposed lease site.


Include any other data necessary for the complete understanding of the information shown on the survey. If, in the opinion of the department, such information is lacking, the survey may be rejected.

Record of Survey Revisions:

27. Any differences between the as-built road and the regulation plat must be reflected in a revised Record of Survey and recorded with the county by the applicant.
28. When any portion of the completed improvements are located outside of the granted lease site, the as-built locations must be reflected in a revised Record of Survey and legal description. In this instance, a new application for an amended lease site may be required if the as-built location creates adverse impacts. In the case of linear leases across the bed lands of the sound or the ocean, an as-built Record of Survey and a revised legal description of the linear lease must be provided.

Survey Requirements updated July 2002.

All answers and statements are true and correct to the best of my knowledge.

Applicant Beebe Ranch LLC; James Geisz; Authorized Representative
(Please Print)
Signed  (Authorized Agent)
(Applicant or Authorized Signature)
Title Biologist
Company Grette Associates
Date 9-21-09

For additional information contact one of the following region offices:

Southeast Region
713 Bowers Rd
Ellensburg, WA 98926-9341
509-925-8510
TTY: 509-925-8527

Northeast Region
P.O. Box 190
225 S Silke Rd
Colville, WA 99114-0190
360-684-7474
TTY: 509-684-7474

Olympic Region
411 Tillicum Ln
Forks, WA 98331-9797
360-374-6131
TTY: 360-374-2819

Pacific Cascade Region
P.O. Box 280
601 Bond Rd
Castle Rock, WA 98611-0280
360-577-2025
TTY: 360-577-2025

Northwest Region
919 N Township St
Sedro-Woolley, WA 98284-9333
360-856-3500
TTY: 360-856-1371

South Puget Sound Region
950 Farman Ave N
Enumclaw, WA 98022
360-825-1631
TTY: 360-825-6381